

**Minutes of Meeting of
Mashpee Plan Review Committee
Held Tuesday, April 15, 2014
Mashpee Town Hall Waquoit Meeting Room**

Plan Review Members Present:

Charlie Maintanis, Local Inspector
Tom Fudala, Town Planner
Thomas Rullo, Fire Chief
Glen Harrington, Health Agent
Drew McManus, Conservation Agent
Joyce Mason, Town Manager
Catherine Laurent, DPW Director

Also Present: Joseph Cummings, Planning Board

Audience: Geoff Spillane – Mashpee Enterprise

Charlie Maintanis called the meeting to order at 9:05 a.m.

392 Great Neck Road North

Judith Whitney

Request for a customary home occupation for an Art Studio

Judith Whitney, Sarah Whitney, and Mark Whitney appeared. Mr. Whitney addressed the Committee and said he is a metal sculptor. He showed samples of his work product, including photographs of same.

- Building they are proposing is a metal building on a slab 241' from their rear property line and 168' from the side property line and 145' from the road.
- Mr. Whitney said his safety precautions and training are good because he was trained in the Navy where he did welding.
- Joseph Cummings questioned the size and storage of tanks. Mr. Whitney responded the tanks are very small; only one tank used at a time would be complete set of Oxy Acetylene Torches. He said the tank would be chained on a cart with wheels; there would be no type of storage.
- Site Plan was shown.
- No employees...only his daughter works with him.
- His home address changed from Ashers Path to Great Neck Road North because he changed driveway location to make locating his home easier and also because of Ashers Path road conditions. But main reason was to enable emergency vehicles to locate the house.
- Drew McManus asked who delineated the riverfront location. Mr. Whitney said he used a 100' tape and measured 241' from the back of his building to his property line and then Town owns a piece of property that's another 100+. Drew explained the measurement must be 100' from the nearest top of inland bank, in addition to the 200' setback from riverfront.
- Building will be heated—probably will be one of the Modine heaters, but not sure yet.
- No plumbing.

392 Great Neck Road North (continued)

- Catherine Laurent said regarding the road they pulled a permit and they complied with all conditions.
- Signage can be 4 square feet, but this can be reviewed if and when Mr. Whitney looks into signage review.
- Glen Harrington noted that there is an existing septic inspection on the property that is good for 2 years so if Applicant

pulls a building permit before October then they are set.

- Glen said the well was tested in the last 2 years so that's fine also.
- Glen cautioned that the building is to be away from septic and from the well.
- Committee will be looking for a Site Plan to be filed.
- Glen advised that the septic plan on file should show river bank. Glen offered to print out the septic plan.

Tom Fudala asked about parking for customers. Mr. Whitney said he has plenty of parking area, but has no idea of how many customers he might have. Tom advised he can't turn site into a store or retail establishment. Tom said that is not allowed.

Charlie Maintanis read from the By-Laws Use table concerning customary home occupation use.

Motion: Glen Harrington motioned to approve pending verification of the 200 foot setback from the river bank set for Conservation. Joyce Mason seconded this motion; and it was unanimously approved.

Adjournment...

Glen Harrington motioned to adjourn; Tom Fudala seconded the motion; and the motion was unanimously passed. The meeting adjourned at 9:30 a.m.

Respectfully submitted,

Jean Giliberti
Recording Secretary